

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve

for operation of retail sales of consumable goods and alcoholic beverages and dispensing alcoholic beverages on premises.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____ Legal Owner(s): _____
(Type or Print Name) (Type or Print Name)
Signature _____ Signature _____
Address _____ (Type or Print Name)
City and State _____
Attorney for Petitioner: _____
Randolph N. Blair
(Type or Print Name)
Signature _____
1794 Merritt Blvd.
Address _____
City and State _____
Attorney's Telephone No.: 285-6000
288-2460 Address _____ Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of December, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 104, County Office Building in Towson, Baltimore County, on the 10th day of January, 1987, at 10:45 o'clock

Call John
Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

January 19, 1987

Re: Zoning Advisory Meeting of November 25, 1986
Item # 191
Property Owner: WALTER V. BOHLEN
Location: SE/C Pulaski Hwy. +
Schaefer La.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual.
- ☒ The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☒ Additional comments:
ANY FUTURE EXPANSION OF THIS SITE MUST COMPLY TO ALL APPLICABLE COUNTY REGULATIONS & STANDARDS

David Fields, Acting Chief
Current Planning and Development

cc: James Hoswell

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 191, Zoning Advisory Committee Meeting of 11/25/86
Property Owner: Walter V. Bohlen
Location: SE/C Pulaski Highway and Schaefer District 15
Water Supply: public Sewage Disposal: private

COMMENTS ARE AS FOLLOWS:

- ☒ Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- ☐ Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- ☐ A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- ☐ A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- ☐ Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- ☐ Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- ☐ Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- ☐ If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

WWQ 1 4/86

Zoning Item # 191 Zoning Advisory Committee Meeting of 11/25/86
Page 2

- ☐ Prior to raising of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- ☐ Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- ☐ Soil percolation tests (have been/must be) conducted.
☐ The results are valid until
☐ Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- ☐ Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- ☐ In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
☐ shall be valid until
☐ is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- ☐ Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- ☐ If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- ☒ Others: establishment is to remain and be house / packaged snacks store - no dispensing of alcoholic beverages without approval of Plans Review Section
sewer disposal system is located off site and appears to be properly functioning

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: January 21, 1987
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 87-312-SpH and 87-317-SpH

In view of the subject of these petitions, this office offers no comment.

Norman E. Gerber
Director

NEG:JGH:sib

JAN 22 1987

ZONING OFFICE

1/26/87

CASE NO. 87-312-SpH

Case had to be postponed due to snow fall. Decision made by Commissioner Jablon not to charge people anymore advertising costs. Only reposting of new signs with new hearing date and time to be done.

B. du Bois

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE January 20, 1987

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Randolph N. Blair, Esquire
1794 Merritt Blvd.
Dundalk, Maryland 21222

RE: Item No. 191 - Case No. 87-312-SpH
Petitioner: Walter Valentine Bohlen
Petition for Special Hearing

Dear Mr. Blair:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
Chairman
Zoning Plans Advisory Committee

JEP:kbb

Enclosures

cc: Frank S. Lee
1277 Neighbors Avenue
Baltimore, Maryland 21237

Maryland Department of Transportation
State Highway Administration

RECEIVED
DEC 5 1986

William K. Hoffmann
Zoning Officer
Kassoff
Administrator

December 2, 1986

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Baltimore County
Item No. 191
Property Owner: Walter V. Bohlen
Location: SE/C Pulaski Highway (Route 40-E) and Schaefer Lane
Existing Zoning: M.L. CSI
Proposed Zoning: Spec. Hearing for a non-conforming use (operation of retail sales of consumable goods and alcoholic beverages and dispensing alcoholic beverages on premises Area: 0.43 acres District 15th)

Att: James Dyer

Dear Mr. Jablon:

On review of the submittal of 7/9/86 and field inspection, the State Highway Administration offers the following comments.

If the site is found to be of non-conforming use, the State Highway Administration Bureau of Engineering Access Permits will not require entrance improvements to the site at this time.

However, if the site does not retain the non-conforming use status, the S.H.A. Bureau of Engineering Access Permits will require all access to the site to be constructed as fully channelized commercial access with S.H.A. Type "A" concrete curb and gutter to meet existing state standards.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

CL-GW:es

cc: J. Ogle My telephone number is 333-1350
Teletypewriter for Impaired Hearing or Speech
333-7555 Baltimore Metro - 565-0451 D.C. Metro - 4492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 12-74 Date of Posting 1/11/87
Posted for: Special Hearing
Petitioner: Walter Valentine Bohlen
Location of property: 8339 Pulaski Hwy
8339 Pulaski Hwy
Location of Signs: FRONT OF PROPERTY
Remarks: SEE PLAT
Posted by: W. Bohlen Date of return: 1/20/87
Number of Signs: 1

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15 Date of Posting 1-9-87
Posted for: SPECIAL HEARING
Petitioner: WALTER VALENTINE BOHLEN
Location of property: 8339 PULASKI HWY
Location of Signs: FRONT OF PROPERTY
Remarks: SEE PLAT
Posted by: W. Bohlen Date of return: 1-9-87
Number of Signs: 1

Phone: 687-6922

FRANK S. LEE
Registered Land Surveyor

1277 NEIGHBORS AVE. - BALTIMORE, MD. 21237

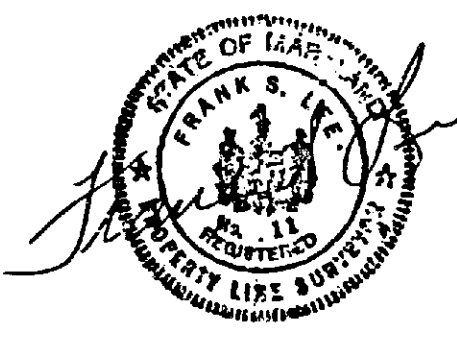
July 17, 1986

Corner Ice House
No. 8339 Pulaski Highway
15th District Baltimore County, Maryland

Beginning for the same at the southeast corner of Pulaski Highway and Schafer Lane; thence running and binding on the southeast side of Pulaski Highway by a line curving to the left with a radius of 25,539.79 feet for a distance of 251 feet more or less, thence leaving Pulaski Highway for three lines of division as follows: South 35 degrees 45 minutes East 75 feet more or less, South 54 degrees 30 minutes West 135 feet more or less and South 32 degrees 30 West 75 feet more or less to the northeast side of Schafer Lane, and thence running and binding on the northeast side of Schafer Lane North 61 degrees 07 minutes 24 seconds West 110 feet to the place of beginning.

Containing 0.43 acres of land more or less.

TRUE COPY



CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222 January 9, 1987

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter Of Zoning Hrgs. - P.O. # 84276 - Reg. #L98234 - 84 lines @ \$33.60.

was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one ~~successive~~ weeks before the 9th day of January 19 87 ; that is to say, the same was inserted in the issues of Jan. 8, 1987

Kimbel Publication, Inc.
per Publisher.

By K.C. Oll

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 8, 19 87

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on January 8, 1987.

THE JEFFERSONIAN,

Publisher

Cost of Advertising

27.50

PETITION FOR SPECIAL HEARING
15th Election District
Case No. 87-312-SPH

LOCATION: Southeast Corner of Pulaski Highway and Schafer Lane (8339 Pulaski Highway)
DATE AND TIME: Monday, January 26, 1987, at 10:45 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Special Hearing to approve a nonconforming use for operation of retail sales of consumable goods and alcoholic beverages and dispensing alcoholic beverages on premises.

Being the property of Walter Valentine Bohlen, as shown on plat filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
1987 Jan. 8.

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
SE Corner of Pulaski Hwy. & : OF BALTIMORE COUNTY
Schafer La. (8339 Pulaski Hwy.):
15th District

WALTER VALENTINE BOHLEN, : Case No. 87-312-SPH
Petitioner :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 14th day of January, 1987, a copy of the foregoing Entry of Appearance was mailed to Randolph N. Blair, Esquire, 1794 Merritt Blvd., Dundalk, MD 21222, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 10th day of December, 19 86.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner Walter Valentine Bohlen Received by: James P. Ryan
Petitioner's Attorney Randolph N. Blair, Esquire Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

January 21, 1987

Randolph N. Blair, Esquire
1794 Merritt Boulevard
Dundalk, Maryland 21222

RE: PETITION FOR SPECIAL HEARING
SE/cor. of Pulaski Highway and Schafer
La. (8339 Pulaski Highway)
15th Election District
Walter Valentine Bohlen - Petitioner
Case No. 87-312-SPH

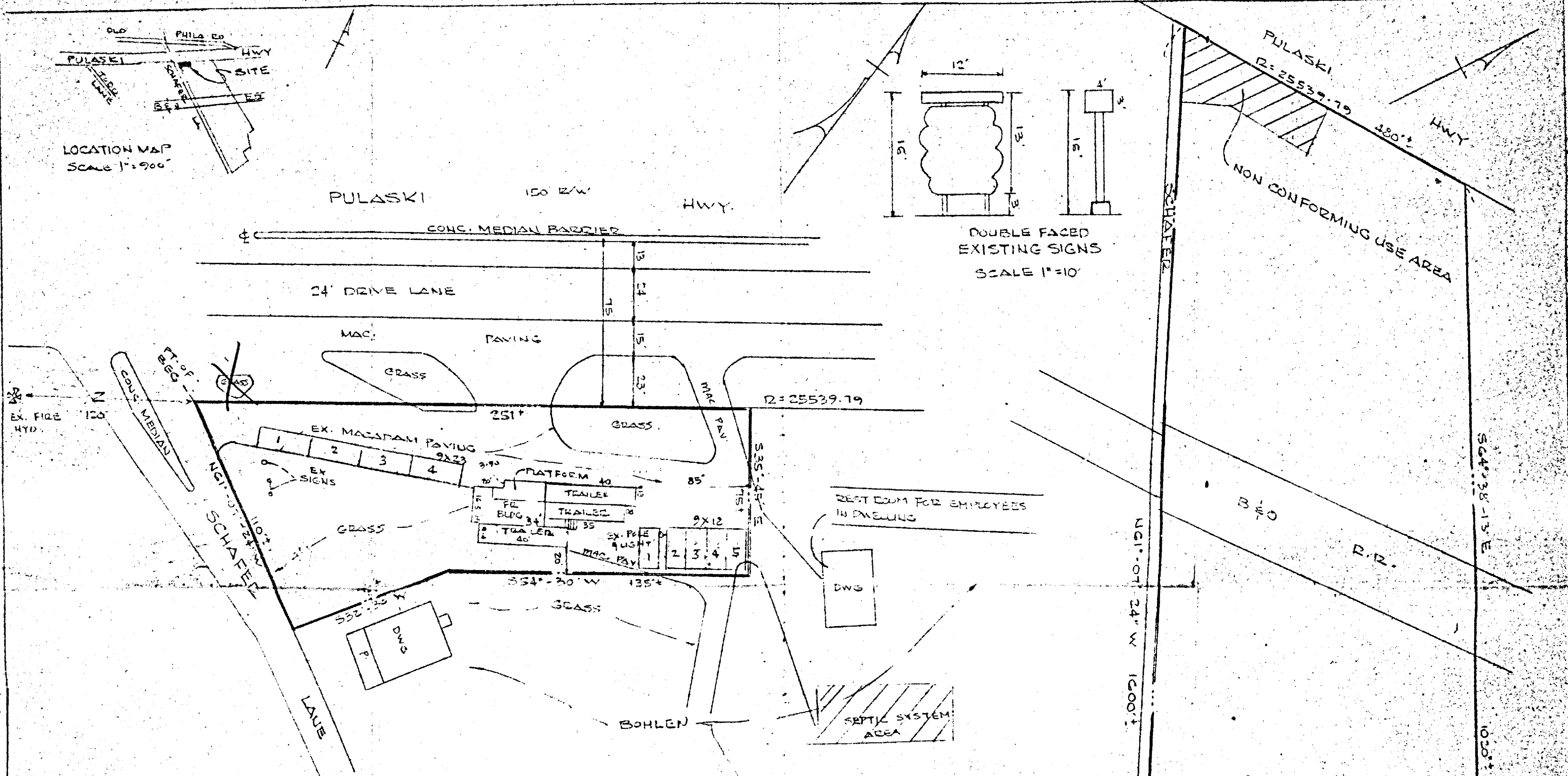
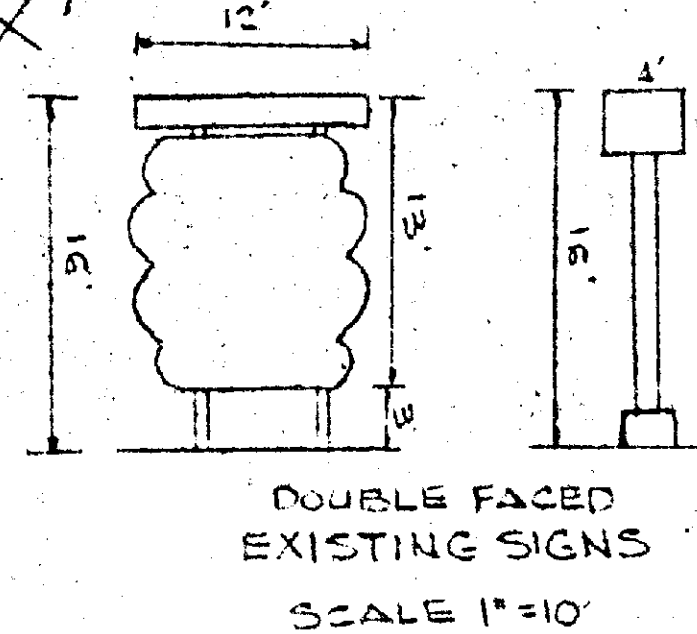
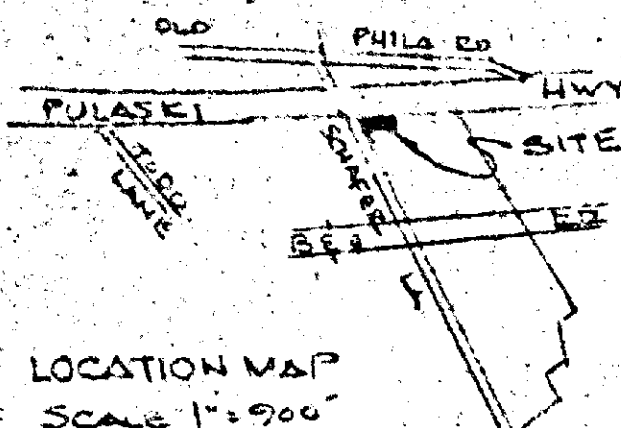
Dear Mr. Blair:

This is to advise you that \$75.30 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 29928
DATE 2/17/87 ACCOUNT R-01-615-007
SIGN & POST RETURNED 3/4/87 AMOUNT \$ 75.30
RECEIVED FROM: Randolph N. Blair, Esq., 1794 Merritt Blvd., Dundalk, Maryland 21222
ADVERTISING & POSTING COSTS RE 87-312-SPH BOHLEN
FOR: B 9065*****7500: 21227
VALIDATION OR SIGNATURE OF CASHIER



EX. ZONING - ML CSI
 EX. USE - RETAIL STORE - ICE HOUSE
 AREA OF LOT - 0.43 AC.
 ACES OF BLDG & TRAILERS = 1530 SQ. FT.
 LOT SERVED BY PUBLIC WATER - PRIVATE SEWER

PARKING DATA
 NO. OF SPACES REQ. (1/200 SQ. FT.) (1530 SQ. FT.) = 8 SPACES
 NO. OF SPACES SHOWN = 9 SPACES

No. 8339 PULASKI HIGHWAY

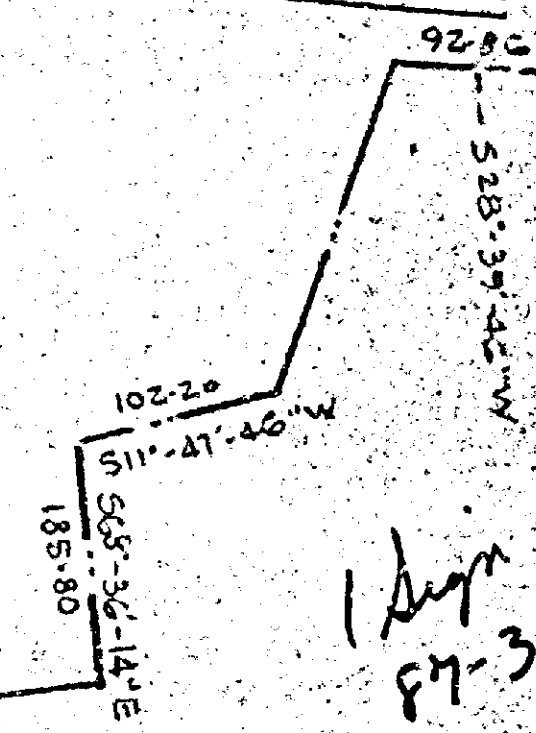
PLAT TO ACCOMPANY PETITION FOR A NON CONFORMING USE
 FOR A RETAIL STORE WITH PACKAGE GOODS AND ICE HOUSE
 AND EXISTING SIGNS

OWNER
 VAL BOHLEN
 8339 PULASKI HWY.
 BALTO., MD. 21237
 686-4453



FRANK S. LEE
 1277 NEIGHBORS AVE.
 BALTIMORE, MD. 21237
 637-6922

15TH DISTRICT



BOHLEN PROPERTY
 SCALE 1"=100'

RECEIVED
 DEC 5 1986
 ZONING OFFICE

87-312-SPH

REVISED PLANS

Item 191 12/8/86

15TH DISTRICT BALTIMORE COUNTY, MARYLAND
 SCALE 1"=30' DATE: 7-9-86 12-1-86

1 Sign
 87-312-SPH
 #191